025.A	0005	0056.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	585,000	/	585,000
USE VALUE:	585,000	/	585,000
ASSESSED:	585,000	/	585,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	FORTESCUE DARREN EDWARD
Owner 2:	
Owner 3:	
Street 1:	56 WINDSOR ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FORTESCUE DARREN & -
Owner 2:	KING STACEY -
Street 1:	56 WINDSOR ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Vinyl Exterior and 1068 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	581,700	3,300		585,000
Total Card	0.000	581,700	3,300		585,000
Total Parcel	0.000	581,700	3,300		585,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 547.75 | /Parcel: 547.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

313189

GIS Ref

GIS Ref

Insp Date

05/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 025.A-0005-0056.1

!15872!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	573,200	3300	.		576,500	576,500	Year End Roll	12/18/2019
2019	102	FV	585,800	3300	.		589,100	589,100	Year End Roll	1/3/2019
2018	102	FV	519,000	3300	.		522,300	522,300	Year End Roll	12/20/2017
2017	102	FV	473,800	3300	.		477,100	477,100	Year End Roll	1/3/2017
2016	102	FV	412,000	3300	.		415,300	415,300	Year End	1/4/2016
2015	102	FV	395,000	3300	.		398,300	398,300	Year End Roll	12/11/2014
2014	102	FV	376,900	3300	.		380,200	380,200	Year End Roll	12/16/2013
2013	102	FV	311,800	3300	.		315,100	315,100		12/13/2012

PRINT

Date	Time
12/11/20	05:32:40

LAST REV

Date	Time
07/13/20	14:32:54

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15872

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORTESCUE DARRE	74852-268	1	6/9/2020	Estate/Div	100	No	No		
CAMPBELL ROSEMA	65686-482		7/7/2015		505,000	No	No		
CAMPBELL ROSEMA	63195-583		1/21/2014	Convenience	99	No	No		
CAMPBELL ROSEMA	63050-5		12/12/2013	Convenience	99	No	No		
KHAN AIDA,	56872-214		5/18/2011		387,000	No	No		

USER DEFINED

Prior Id # 1:	16716
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2014	818	Re-Roof	10,730					

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Measured	DGM	D Mann
3/2/2016	Sales Review	PT	Paul T
7/22/2014	External Ins	PC	PHIL C
9/23/2013	Info Fm Plan	BR	B Rossignol
1/26/2012	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8237																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	398.170
Other Features:	68750
Grade Factor:	1.10
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	652075
Depreciation:	70424
Depreciated Total:	581651

COMMENTS

OF=BMT SINK. GLA=1068 SFT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	525.58
Special Features:	0	Val/Su Net:	544.66
Final Total:	581700	Val/Su SzAd	544.66

SKETCH

UnSketched SubAreas:
GLA: 1068,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,068	398.170	425,246

Net Sketched Area:	1,068			Total:	425,246
Size Ad	1068	Gross Are	1068	FinArea	1068

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.A-0005-0056.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1922	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300